

“बिजनेस पोस्ट के अन्तर्गत डाक शुल्क के नगद भुगतान (बिना डाक टिकट) के प्रेषण हेतु अनुमत. क्रमांक जी.2-22-छत्तीसगढ़ गजट / 38 सि. से. भिलाई, दिनांक 30-05-2001.”



पंजीयन क्रमांक
“छत्तीसगढ़/दुर्ग/09/2013-2015.”

छत्तीसगढ़ राजपत्र

(असाधारण)

प्राधिकार से प्रकाशित

क्रमांक 64]

रायपुर, गुरुवार, दिनांक 30 जनवरी 2020 — माघ 10, शक 1941

आवास एवं पर्यावरण विभाग
मंत्रालय, महानदी भवन, नवा रायपुर अटल नगर

अटल नगर, दिनांक 27 जनवरी 2020

अधिसूचना

क्रमांक एफ 7-23/2019/32. — राज्य शासन एतद्वारा छत्तीसगढ़ नगर तथा ग्राम निवेश अधिनियम, 1973 (क्र. 23 सन् 1973) की धारा 23—क (1) एवं (2) के अंतर्गत इस विभाग की समसंख्यक सूचना दिनांक 25.10.2019 द्वारा नवा रायपुर अटल नगर विकास योजना 2031 में लोक प्रयोजनार्थ निम्नानुसार भूमि का उपांतरण प्रस्तावित करते हुये दो प्रमुख दैनिक स्थानीय समाचार पत्रों में एक दिन प्रकाशित की गई थी :—

नवा रायपुर अटल नगर विकास योजना 2031 में चेप्टर—18.9 खण्ड 18.5.1 एवं 18.5.31

में टी.ओ.डी. में उपांतरण

परिशिष्ट—एक एवं परिशिष्ट—दो (संलग्न)

2. उक्त उपांतरण विकास योजना में टी.ओ.डी. से जोड़ने हेतु हैं।
3. सूचना में उल्लेखित निश्चित समयावधि में कोई आपत्ति/सुझाव प्राप्त नहीं हुआ है।
4. अतः राज्य शासन एतद् द्वारा नवा रायपुर अटल नगर विकास योजना 2031 में उपरोक्त उपांतरण की पुष्टि करता है। उक्त उपांतरण नवा रायपुर अटल नगर विकास योजना 2031 का अंगीकृत भाग होगा।

छत्तीसगढ़ के राज्यपाल के नाम से तथा आदेशानुसार,
भोसकर विलास संदिपान, संयुक्त सचिव.

परिशिष्ट-एक

Sl. No.	Clause No. in existing Development Plan	Existing Provisions	Proposed modification as per Clause 23-A in The Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973.
1	Clause 9.7 Demarcation of TOD Station (page 1840)	Figure 9.6 (enclosed)	Figure 9.6 (enclosed)
2	Table 18.1 Sl. No. 40 (page 1858)	Hospital/ Nursing Home ***** Only Nursing Homes in Residential areas.	Hospital/ Nursing Home/ Diagnostic Centre ***** Nursing Homes and Diagnostic Centres in Residential areas.
3	Clause No.: 18.5.2.2 Industrial Zone (c) - Rule (ii) (page 1865)	ii. Minimum 10% of the area at the sector level shall be provided for housing for workers.	ii. Maximum 10% of the area at the sector level shall be provided for housing for workers.
4	Clause No.: 18.5.3.1 Note (page 1867)	vii. Construction of boundary wall is not mandatory. However, if the wall is proposed, then the height of the wall is 300mm and the remaining area will of transparent material such as wire fencing, grill, etc.	vii. Construction of boundary wall is not mandatory. Provisions given in Bhumi Vikas Niyam 1984 Clause 75 can be followed for all landuses. In addition, Urban Design Guidelines shall be followed for special areas to be decided by Authority. However, 2m and 4m on both sides of centre-line of entrance and exit gates for residential/ other uses respectively along with corner chamfers/ curved boundaries need to be of 600mm opaque above ground level and balance transparent for sight lines and prevention of accidents.
5	Clause No.: 18.5.3.2 Parking Standards, Table 18.5a & b (page 1868-1869)	A2. For Residential-Plotted housing: 1.67 ECS/100 sqmt floor area in Table 18.5a, and 1ECS/100 sqmt floor area in Table 18.5b	For plot size of 100sqm to 250sqmt : 1ECS For plot size 250sqmt-300sqmt : 2ECS For plot size above 300sqmt : 1ECS/100sqmt of built-up area For plots allotted as part of VDPs, parking norms shall be relaxed and decided by Authority. Stilt parking of 2.4metres height shall be permitted within permissible covered area for residential plot of 100 square metres or more, whose minimum width is not less than 7.5 metres and area of such stilt parking shall not be counted for FAR and permissible height calculations.
		For A8. Light Industries, and A9. Flatted Group Industries 1.67 ECS/100 sqmt floor area in Table 18.5a, and 1ECS/100 sqmt floor area in Table 18.5b	For A8. Light Industries including Special Industries and A9. Flatted Group Industries including Special Industries 1 ECS per 200 sqm. floor area.
	Clause No.: 18.5.3.2 Parking Standards (page 1869)		Insertion after Table 18.5b 1. Common parking at sector/ layout levels to be provided and ECS requirement within a plot may be proportionately relaxed. 2. Parking for convenience shopping and small commercial outlets to be accommodated in common parking areas with permission from Authority.

6	Table 18.6 Ground Coverage, FAR, Height and Other Controls (page 1870 – 1874)	Table 18.6 (enclosed)	Table 18.6 (enclosed)
7	Clause 18.1.1 (page 1877)		Insertion after Note 8. 9. For Distributive Services, area requirement to be followed as stated in Chapter-11, Clause 11.10 of Development Plan 2031. For petrol pumps, plot sizes to follow Rule 53 of Chhattisgarh Bhumi Vikas Niyam.
8	Clause 18.7 Other Regulations (page 1878) 4. Water Bodies	<ul style="list-style-type: none"> As far as possible, the existing canals, water bodies and drains should not be disturbed. However natural drains can be channelized and trained to suit the planning requirement provided the total area of channel shall not be less than existing drain as per Khasra. Man-made irrigation canals can be rerouted or deleted as per the planning and technical feasibility. 	<ul style="list-style-type: none"> As far as possible, the existing canals, water bodies and drains should not be disturbed. However natural drains can be channelized and trained to suit the planning requirement provided the total area of channel shall not be less than existing drain as per Khasra. Man-made irrigation canals can be rerouted or deleted as per the planning and technical feasibility. <p>Insertion:</p> <ul style="list-style-type: none"> For maintaining buffers around waterbodies, Chhattisgarh Bhumi Vikas Niyam Rule 50 to be adopted.
9	Clause 18.8 Urban Design Control (page 1878)		<p>Insertion in NOTES:</p> <p>10. Setbacks in Sector 19, 21 and 24 (Office Complex) need to be as per Urban Design Guidelines.</p> <p>11. For on-street shopping plots, setbacks are to be relaxed as per decision by Authority.</p>

Figure 9.6

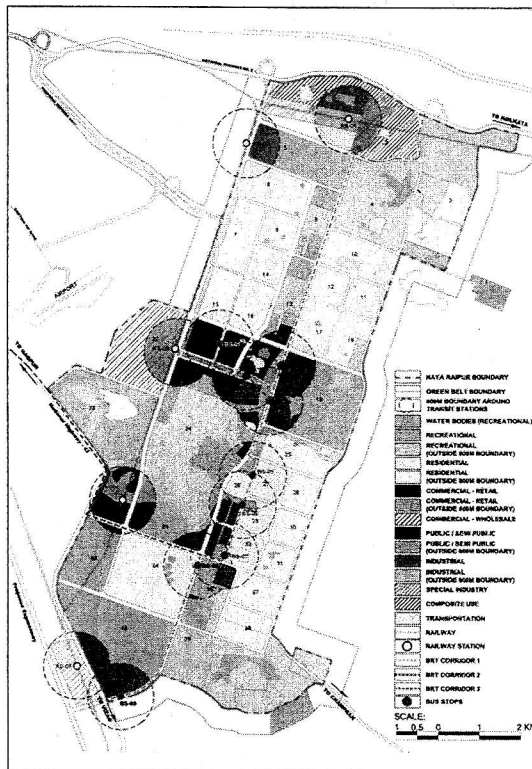
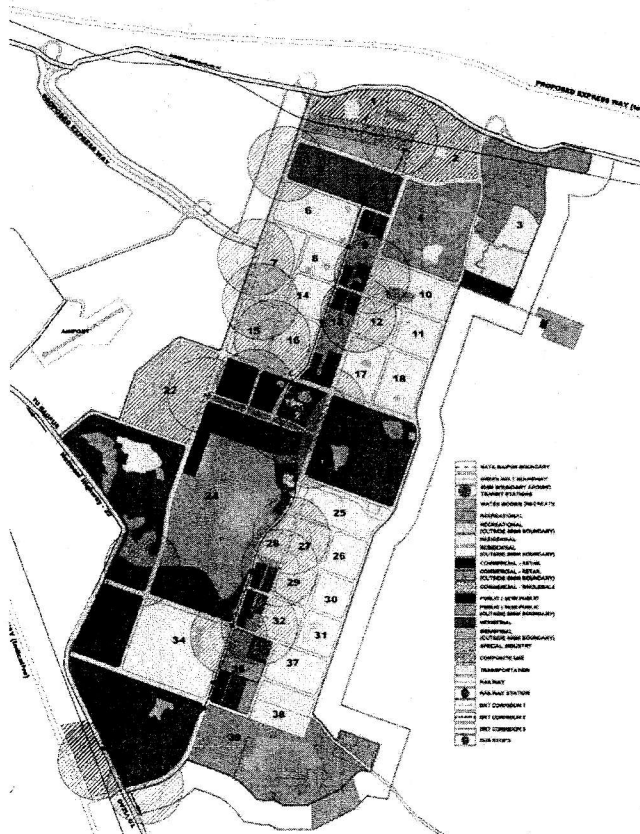


Figure 9.6 Possible TOD Station Areas demarcated for 14 stations of Phase I of the Naya Raipur Transit Plan - existing



परिशिष्ट-दो

Sl. No. 6 Table 18.6: Ground Coverage, FAR, Height and Other Controls

Serial No.	Use Premise (Plot Sizes)	Zone	Existing Clause					Proposed Modification/ Addition to Clause					Other Controls			
			Maximum Ground Coverage (%)	Min FAR	Max FAR	FAR with Premium	Max. Height (m)	Other Controls	Maximum Ground Coverage (%)	Proposed Min. FAR	Proposed Max. FAR	Proposed FAR with Premium		Max. Height (m)		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
A. RESIDENTIAL																
1	Residential - Plotted Development	40 - below 60 m ² (Incremental housing)	Outside TOD	NR	1	1.3		11	1 DU	NR	0.5	1.3		11	1 DU	
			TOD-10													
			TOD-5													
		Above 60-120 m ²	Outside TOD	NR	1	1.3		11	2 DU	NR	0.5	1.3		11	2 DU	
			TOD-10													
			TOD-5													
		Above 120-250 m ²	Outside TOD	NR	1	1.3		11	2 DU	NR	0.5	1.3		11	2 DU	
			TOD-10						2 DU						2 DU	
			TOD-5						3 DU						3 DU	
		Above 250 - 500 m ²	Outside TOD	NR	1	1.3		11	2 DU	NR	0.5	1.3		11	2 DU	
			TOD-10						3 DU						3 DU	
			TOD-5						4 DU						4 DU	
		Above 500 m ²	Outside TOD							NR	0.25	1.3		11	2 DU	
			TOD-10												3 DU	
			TOD-5												4 DU	
		Housing for the Special Class earmarked by Government	Outside TOD								NR	As per design; height restrictions as per Airport Authority of India norms.				
			TOD-10													
			TOD-5													

Serial No.	Use Premise (Plot Sizes)	Zone	Existing Clause						Proposed Modification/ Addition to Clause					Other Controls
			Maximum Ground Coverage (%)	Min FAR	Max FAR	FAR with Premium	Max. Height (m)	Other Controls	Maximum Ground Coverage (%)	Proposed Min. FAR	Proposed Max. FAR	Proposed FAR with Premium	Max. Height (m)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	Residential – Group Housing	Outside TOD	NR	1	1.8	2	NR		NR	1	1.8	2	NR	
		TOD-10	NR	1.5	2.5	3	NR		NR	1.25	2.5	3	NR	
		TOD-5	NR	2	3	4	NR		NR	1.5	3	4	NR	
B. INDUSTRIAL														
3	Flatted Group Industry	Outside TOD	NR	0.5	1.2	2	NR		NR	Minimum FAR to be removed and maximum to be kept as it is.	1.2	2	NR	
		TOD-10	NR	0.5	1.2	2	NR		NR		1.2	2	NR	
		TOD-5	NR	0.5	1.2	2	NR		NR		1.2	2	NR	
4	Light Service Industry	Outside TOD	NR	1	1.2	1.5	NR		NR		1.2	1.5	NR	
		TOD-10	NR	1	1.2	1.5	NR		NR		1.2	1.5	NR	
		TOD-5	NR	1	1.2	1.5	NR		NR		1.2	1.5	NR	
C. SPECIAL INDUSTRY														
5	IT and IT related industry.	Outside TOD	NR	1.5	2	2.5	NR		NR	Minimum FAR to be removed and maximum to be kept as it is.	2	2.5	NR	
		TOD-10	NR	1.5	2.5	3	NR		NR		2.5	3	NR	
		TOD-5	NR	2	3	4	NR		NR		3	4	NR	
6	Others	Outside TOD	NR	1	1.5	2.25	NR		NR		1.5	2.25	NR	
		TOD-10	NR	1.5	2.5	3	NR		NR		2.5	3	NR	
		TOD-5	NR	2	3	4	NR		NR		3	4	NR	
D. COMMERCIAL – RETAIL														
7	Convenience Shopping/ Shopping Areas in rural centres	Outside TOD	NR	0.6	1		NR		NR	0.3	1		NR	
		TOD-10	NR	1	1.5		NR		NR	0.5	1.5		NR	
		TOD-5	NR	1	1.5		NR		NR	0.5	1.5		NR	
8	Local Shopping Centre	Outside TOD	NR	1	1.5	2	NR		NR	0.5	1.5	2	NR	
		TOD-10	NR	1.5	2.5	3	NR		NR	0.75	2.5	3	NR	
		TOD-5	NR	2	3	4	NR		NR	1	3	4	NR	

Serial No.			Use Premise (Plot Sizes)	Zone	Existing Clause					Proposed Modification/ Addition to Clause					Other Controls	
					Maximum Ground Coverage (%)	Min FAR	Max FAR	FAR with Premium	Max. Height (m)	Other Controls	Maximum Ground Coverage (%)	Proposed Min. FAR	Proposed Max. FAR	Proposed FAR with Premium	Max. Height (m)	
1			2	3	4	5	6	7	8	9	10	11	12	13	14	15
9			Commercial cum Business Complex	Outside TOD	NR	1	1.5	2	NR		NR	1	1.5	2	NR	
				TOD-10	NR	1.5	2.5	3	NR		NR	1	2.5	3	NR	
				TOD-5	NR	2	3	4	NR		NR	1	3	4	NR	
10			Central Business District	Outside TOD	NR		1.5		NR	Max FAR within TOD zone shall be 4.00 on individual plot.	NR		1.5		NR	Max FAR within TOD zone shall be 4.00 on individual plot.
				TOD-10	NR						NR					
				TOD-5	NR						NR					
11			Hotel	Outside TOD	NR	1.5	2	2.5	NR	5% of the F.A.R. can be used for the retail shopping.	NR	0.75	2	2.5	NR	5% of the F.A.R. can be used for the retail shopping.
				TOD-10	NR	2	2.5	3	NR		NR	1	2.5	3	NR	
				TOD-5	NR	2	3	4	NR		NR	1	3	4	NR	
E. COMMERCIAL – WHOLESALE																
12			Wholesale Trade / Warehousing (Integrated development)	Outside TOD	NR		1		NR	The subdivisi on shall be as per the Industrial Zone developm ent	NR		1		NR	The subdivisi on shall be as per the Industrial Zone developm ent
				TOD-10												
				TOD-5												
F. PUBLIC/ SEMI PUBLIC																
13			Public, Semi-public and Private Premises (Habitat Academy, Press Enclave, NCC, Police Academy, Police Station / Fire Post / Fire Station/ Post and Telegraph Office,	Outside TOD	50	1	1.25	1.5	NR		50	0.5	1.25	1.5	NR	
				TOD-10	NR	1.5	2	3	NR		NR	0.75	2	3	NR	

Serial No.	Use Premise (Plot Sizes)	Zone	Existing Clause						Proposed Modification/ Addition to Clause					Other Controls
			Maximum Ground Coverage (%)	Min FAR	Max FAR	FAR with Premium	Max. Height (m)	Other Controls	Maximum Ground Coverage (%)	Proposed Min. FAR	Proposed Max. FAR	Proposed FAR with Premium	Max. Height (m)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
20	Nursery School	Outside TOD	NR		0.6		NR	Min 40% of the land area shall be earmarked for Playgroup and. However, the FAR shall be calculate d on Gross plot area.	NR		1		NR	Min 10% of the land area shall be earmarked for Playgroup and. However, the FAR shall be calculate d on Gross plot area.
		TOD-10												
		TOD-5												
21	Primary School	Outside TOD	NR	1	1	1.5	NR	Min 40% of the land area shall be earmarked for Playgroup and. However, the FAR shall be calculate d on Gross plot area.	NR	0.5	1	1.5	NR	Min 40% of the land area shall be earmarked for Playgroup and. However, the FAR shall be calculate d on Gross plot area.
		TOD-10	NR	1	1.3	1.8	NR		NR	0.75	1.3	1.8	NR	
		TOD-5	NR	1	1.5	2	NR		NR	0.75	1.5	2	NR	

Proposed Modification/ Addition to Clause														
			Existing Clause											
Serial No.	Use Premise (Plot Sizes)	Zone	Maximum Ground Coverage (%)	Min FAR	Max FAR	FAR with Premium	Max. Height (m)	Other Controls	Maximum Ground Coverage (%)	Proposed Min. FAR	Proposed Max. FAR	Proposed FAR with Premium	Max. Height (m)	Other Controls
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
								primary school.						primary school.
22	Secondary School / Senior Secondary School / Integrated Residential School (Separate Provision to be made)	Outside TOD	NR	1	1.2	1.8	NR	Min 40% of the land area shall be earmarked for Playgroup.	NR	0.75	1.2	1.8	NR	Min 40% of the land area shall be earmarked for Playgroup.
		TOD-10	NR	1	1.3	1.8	NR	However, the FAR shall be calculated on Gross plot area	NR	0.75	1.3	1.8	NR	However, the FAR shall be calculated on Gross plot area
		TOD-5	NR	1	1.5	2	NR		NR	0.75	1.5	2	NR	
23	College	Outside TOD	NR	1	1.2	1.8	NR	Note:	NR	0.5	1.2	1.8	NR	Note:
								In case of educational institutions, the total area of the plot shall be divided in: (i) College building area (Min 40 %), (ii) Playfield						In case of educational institutions, the total area of the plot shall be divided in: (i) College building area (Min 40 %), (ii)

Serial No.	Use Premise (Plot Sizes)	Zone	Existing Clause						Proposed Modification/ Addition to Clause					Other Controls
			Maximum Ground Coverage (%)	Min FAR	Max FAR	FAR with Premium	Max. Height (m)	Other Controls	Maximum Ground Coverage (%)	Proposed Min. FAR	Proposed Max. FAR	Proposed FAR with Premium	Max. Height (m)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
								(Min 40%), (iii) Parking area (Min 10%) and (iv) Residential and hostel area (Max. 10 %). The maximum FAR shall be calculated on the entire gross area of the college.						Playfield (Min 40%), (iii) Parking area (Min 10%) and (iv) Residential and hostel area (Max. 10 %). The maximum FAR shall be calculated on the entire gross area of the college.
		TOD-10	NR	1.2	1.5	2.25	NR	(iii) Parking area (Min 10%) and (iv) Residential and hostel area (Max. 10 %). The maximum FAR shall be calculated on the entire gross area of the college.	NR	0.6	1.5	2.25	NR	
		TOD-5	NR	1.5	2	3	NR	(iv) Residential and hostel area (Max. 10 %). The maximum FAR shall be calculated on the entire gross area of the college.	NR	0.75	2	3	NR	
24	Capitol Complex	Outside TOD TOD-10 TOD-5	NR		1		NR		NR		1		NR	
25	Exhibition Ground	Outside TOD TOD-10 TOD-5	NR		0.5		NR	The structures in the Exhibition Ground Area shall be temporary in	NR		0.5		NR	The structures in the Exhibition Ground Area shall be temporary in

Serial No.			Use Premise (Plot Sizes)		Zone		Existing Clause						Proposed Modification/ Addition to Clause						Other Controls											
							Maximum Ground Coverage (%)		Min FAR		Max FAR		FAR with Premium		Max. Height (m)		Other Controls		Maximum Ground Coverage (%)		Proposed Min. FAR		Proposed Max. FAR		Proposed FAR with Premium		Max. Height (m)		Other Controls	
1			2		3		4		5		6		7		8		9		10		11		12		13		14		15	
																	nature. 25% of FAR could be for permanent structures												nature. 25% of FAR could be for permanent structures	
26			Other institutional areas (not covered above)		Outside TOD		NR		1		1.5		2		NR		Max 15% of the FAR shall be used for Housing including Hostels/ guest house.		NR		0.5		1.5		2		NR		Max 15% of the FAR shall be used for Housing including Hostels/ guest house.	
					TOD-10		NR		1.5		2		3		NR				NR		0.75		2		3		NR			
					TOD-5		NR		2		3		4		NR				NR		1		3		4		NR			
G. RECREATIONAL																														
27			Recreational Area		Outside TOD		NR		0.2		-				11		§ Facilities as listed in table 18.1 shall be allowed with		NR		Minimum Removed		0.2				11		§ Facilities as listed in table 18.1 shall be allowed with	

			Existing Clause					Proposed Modification/ Addition to Clause						
Serial No.	Use Premise (Plot Sizes)	Zone	Maximum Ground Coverage (%)	Min FAR	Max FAR	FAR with Premium	Max. Height (m)	Other Controls	Maximum Ground Coverage (%)	Proposed Min. FAR	Proposed Max. FAR	Proposed FAR with Premium	Max. Height (m)	Other Controls
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		TOD-10						permissio n from the authority on Max ground coverage 15% of the gross land.						permissio n from the authority on Max ground coverage 15% of the gross land.
		TOD-5						§ Maximu m built space to be within 0.2 FAR.						§ Maximu m built space to be within 0.2 FAR.
								§ The gross FAR can be distribute d on individua l plot as per the approved layout provided the Max FAR on individua l plot shall not be more than 0.50.						§ The gross FAR can be distribute d on individua l plot as per the approved layout provided the Max FAR on individua l plot shall not be more than 0.50.

Serial No.	Use Premise (Plot Sizes)	Zone	Existing Clause						Proposed Modification/ Addition to Clause					Other Controls
			Maximum Ground Coverage (%)	Min FAR	Max FAR	FAR with Premium	Max. Height (m)	Other Controls	Maximum Ground Coverage (%)	Proposed Min. FAR	Proposed Max. FAR	Proposed FAR with Premium	Max. Height (m)	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
								§ In case of plots falling under TOD zones the FAR can be increased upto 0.6.						§ In case of plots falling under TOD zones the FAR can be increased upto 0.6.

NR: No Restriction